

COULTERS<sup>©</sup>

WELCOME TO:  
FERRY ROAD

159/2 Ferry Road, Edinburgh, EH6 4NJ



## FERRY ROAD AT A GLANCE:



Leafy Trinity  
location



Traditional first  
floor apartment



Original period  
features



Newhaven Harbour  
in walking distance



Victoria Park  
nearby



Well-regarded  
schooling close by

## EXTRAS:

All fixtures and fittings, including; blinds and carpets and fitted floor coverings. Only selected curtains and light fittings are included. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a sought-after location with this immaculately presented, first floor apartment situated in Edinburgh's popular residential area of Trinity. This bright two-bedroom property which sits within a traditional tenement is in superb move-in condition with stylish interiors, high quality fixtures and fittings, and original period features. Thanks to its proximity to the city centre as well as to cosmopolitan Leith and Stockbridge and with a well-presented shared garden, it will make a wonderful home.

- A bright and elegant lounge with front facing aspect, handsome wooden flooring and eye-catching original period features including ornate cornicing, Edinburgh press and working focal fireplace with intricate mantle detailing
- A generous and sunny open plan kitchen/dining room with stylish deep blue shaker style wall and floor units and integrated appliances include eye-level oven and grill, and gas hob
- Beautifully light front-facing double bedroom with sanded flooring
- Further light rear-facing double bedroom with sanded flooring and coving
- Immaculate contemporary shower room with marble effect tiling, indulgent rain shower and washbasin set to storage
- Separate well-presented WC with tiled flooring and wood panelling
- Gas central heating and double glazing throughout
- Private under stair storage
- Well-kept shared rear garden with private shed



## LOCATION, LOCATION, LOCATION:

The property lies in an ideal location, less than three miles to the west of Edinburgh's city centre in the highly desirable area of Trinity.

A wide variety of leisure and retail amenities are located nearby on Ferry Road including a post office, Boots the Chemist, newsagent/general store, and Scotmid. There are also takeaways, pubs and restaurants including Sabzi Street Food, and The Herringbone situated towards Goldenacre. Larger supermarkets including Waitrose, Morrisons and Asda are all nearby.

It is close to the cosmopolitan and bustling areas of the Shore, Newhaven, and Leith which includes Ocean Terminal containing a multiplex cinema, well-known high street retailers and eateries.

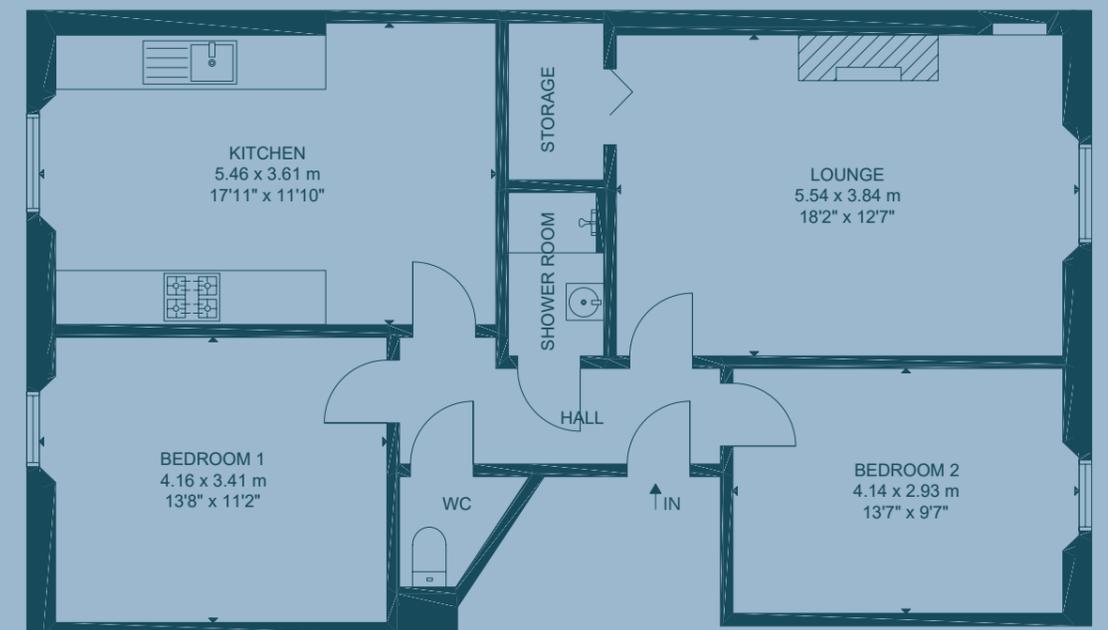
Leisure pursuits are available at the David Lloyd Tennis and Fitness Health Club in Newhaven, and Leith Victoria Swimming Centre. For a cycle or peaceful walk, the nearby Victoria Park is ideal.

There is well-regarded schooling including Trinity Primary School and Trinity Academy. Some of Edinburgh's finest private schools are close by including Fettes College and Edinburgh Academy.

Regular bus services take you from Ferry Road into the city centre in just over ten minutes, and it is well-positioned for access to the M8 and city bypass. It will benefit from the Tram Link from Leith opening in 2023, allowing direct travel to the city and Edinburgh Airport.



## FLOOR PLAN:



FIRST FLOOR

159/2 Ferry Road, Edinburgh, EH6 4NJ

Approx. Gross Internal Area

859 Sq Ft - 80 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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